

<b>Applicant</b>	Broward House	
<b>Request</b>	Site Plan Review/Conditional Use/SSRF/RO	
<b>Location</b>	417 SE 18 Ct.	
<b>Legal Description</b>	Croissant Park, P.B. 4, P.28 Block 54, Lots 15-21	
<b>Property Size</b>	33,310 sq. ft. or 0.76 acres	
<b>Zoning</b>	RO	
<b>Existing Land Use</b>	Social Service Residential Facility	
<b>Future Land Use Designation</b>	South Regional Activity Center	
<b>Comprehensive Plan Consistency</b>	Consistent with the Comprehensive Plan	
<b>Other Required Approvals</b>	City Commission Request for Review	
<b>Applicable ULDR Sections</b>	47-24.3, Conditional Use 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility 47-18.32, SSRF	
<b>Setbacks/Yards</b>	<b>Required</b>	<b>Proposed/Existing</b>
Front (s)	25'	25'
Rear (n)	20'	20'
Side (e)	10'	20'-7'
Side (w)	10'	10'
<b>Lot Density</b>	N/A	N/A
<b>Lot Size</b>	10,000 S.F. min.	33,310 S.F.
<b>Lot Width</b>	100' min	250'
<b>Building Height</b>	55' max.	22'
<b>Structure Length</b>	N/A.	175' +/-
<b>Outdoor Recreation Area</b>	2,040 S.F.	5,985 S.F.
<b>Recreation Area in Landscaping</b>	680 S.F.	2,355 S.F.
<b>Open Space</b>	N/A	N/A
<b>Parking</b>	18	27; 17 on-site & 10 p/ off-site agreement
<b>Notification Requirements</b>	Sign posting 15 days prior to Planning and Zoning Board meeting	
<b>Action Required</b>	Approve, Approve with Conditions or Deny	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Angela Csinsi, Planner II	
<b>Authorized By</b>	Chris Barton, AICP, RLA, Principal Planner	
<b>Approved By</b>	Bruce Chatterton, AICP, Planning and Zoning Manager	

**Request:**

This request is for conditional use approval (Sec-47-24.3) for an amendment to an existing Level V Social Service Residential Facility. This is a Site Plan Level III review. The original approval for the overall existing facility was in 1997.

**Project Description:**

The applicant proposes to convert existing office space to resident bedrooms. The plans indicate 1,818 sq. ft. of office being converted to bedrooms to accommodate sixteen (16) additional residents, for a total of sixty-seven (67) residents. No new external construction is proposed. All alterations will be within the building.

**Parking and Traffic:**

The proposed project requires eighteen (18) parking spaces; the applicant is providing twenty-seven (27) total spaces. Seventeen (17) spaces will be provided on-site and ten (10) will be provided off-site per a recorded off-street parking agreement with the North Broward Hospital District. The off-site spaces are located at the Broward General Hospital's parking lot, south of SE 17 St.

**Adequacy, Neighborhood Compatibility, Conditional Use & Social Service Residential Facilities:**

The applicant has submitted a narratives outlining compliance with Sec. 47-25.2, Adequacy Requirements, Sec. 47-25.3, Neighborhood Compatibility, Sec. 47-24.3, Conditional Use, and Sec. 47-24.3, Social service residential facilities, as attached to the plan sets.

**Comprehensive Plan Consistency:**

Social Service Residential Facilities are considered Special Residential Facilities in the City's Comprehensive Plan. SRF's are not designated on either the City's Future Land Use Plan or Broward County's Future Land Use Plan maps. SRF's are permitted within the limitations contained in the SSRF Ordinance (ULDR Sec. 47-18.32). This proposal is consistent with the ULDR.

**Prior Reviews:**

The Development Review Committee reviewed this proposal on May 24, 2004 and all comments have been addressed.

**Planning & Zoning Board Review Options:**

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

**Staff Determination:**

**Should the Board approve the proposed development, staff proposes the following conditions:**

1. A Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. SSRF shall comply with the applicable statutory and administrative rule requirements of the State of Florida.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

**City of Fort Lauderdale**  
**Building Services Division Construction Debris Mitigation Policy**

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant